



# PLANNING & ZONING COMMISSION

## AGENDA REQUEST

**AGENDA OF:** 1/8/08

**AGENDA  
REQUEST NO:** VI E

**INITIATED BY:**

TRAVIS TANNER, AICP, SENIOR PLANNER

*Travis Tanner*

**RESPONSIBLE  
DEPARTMENT:**

PLANNING

**PRESENTED BY:**

TRAVIS TANNER

**ASSISTANT  
PLANNING  
DIRECTOR:**

DOUGLAS P. SCHOMBURG, AICP

*D.P.S.*

**ADDITIONAL  
DEPARTMENT.  
HEAD (S):**

N/A

**SUBJECT /  
PROCEEDING:**

LAKE RIVERSTONE DR., L.J. PARKWAY AND UNIVERSITY BLVD. – PRELIMINARY PLAT  
CONSIDERATION AND ACTION

**EXHIBITS:**

VICINITY MAP, RIVERSTONE GENERAL PLAN, PROPOSED PRELIMINARY PLAT

### CLEARANCES

### APPROVAL

**LEGAL:** N/A

**DIRECTOR OF  
PLANNING:**

SABINE SOMERS-KUENZEL,  
AICP *AK*

### RECOMMENDED ACTION

Approval of Lake Riverstone Dr., L.J. Parkway and University Blvd. Preliminary Plat with conditions:

- Addition of file number for portion of University Blvd. in Missouri City ETJ prior to Final Plat approval
- Council approval of General Plan amendment if Commission determines appropriate

### EXECUTIVE SUMMARY

This is the Preliminary Street Dedication Plat of Lake Riverstone, L.J. Parkway and University Blvd. It is the first plat in the Riverstone development in the City of Sugar Land's extraterritorial jurisdiction (ETJ). It is located directly south of the City Limits, in MUD 128 and in LID 15. University Blvd. includes 140' of right-of-way and L.J. Parkway has a 105' right-of-way width. Lake Riverstone is a minor collector with a right-of-way width of 60'. The plat includes 21.1 total acres of right-of-way. The purpose of the plat is to provide initial access to future subdivisions in the portion of the Riverstone development that is within Sugar Land's ETJ. The General Plan for Riverstone was approved in 2003.

The proposed plat is generally consistent with the 2003 approved General Plan in terms of what areas of the development will have access to an arterial street. However, there are differences in the street alignment

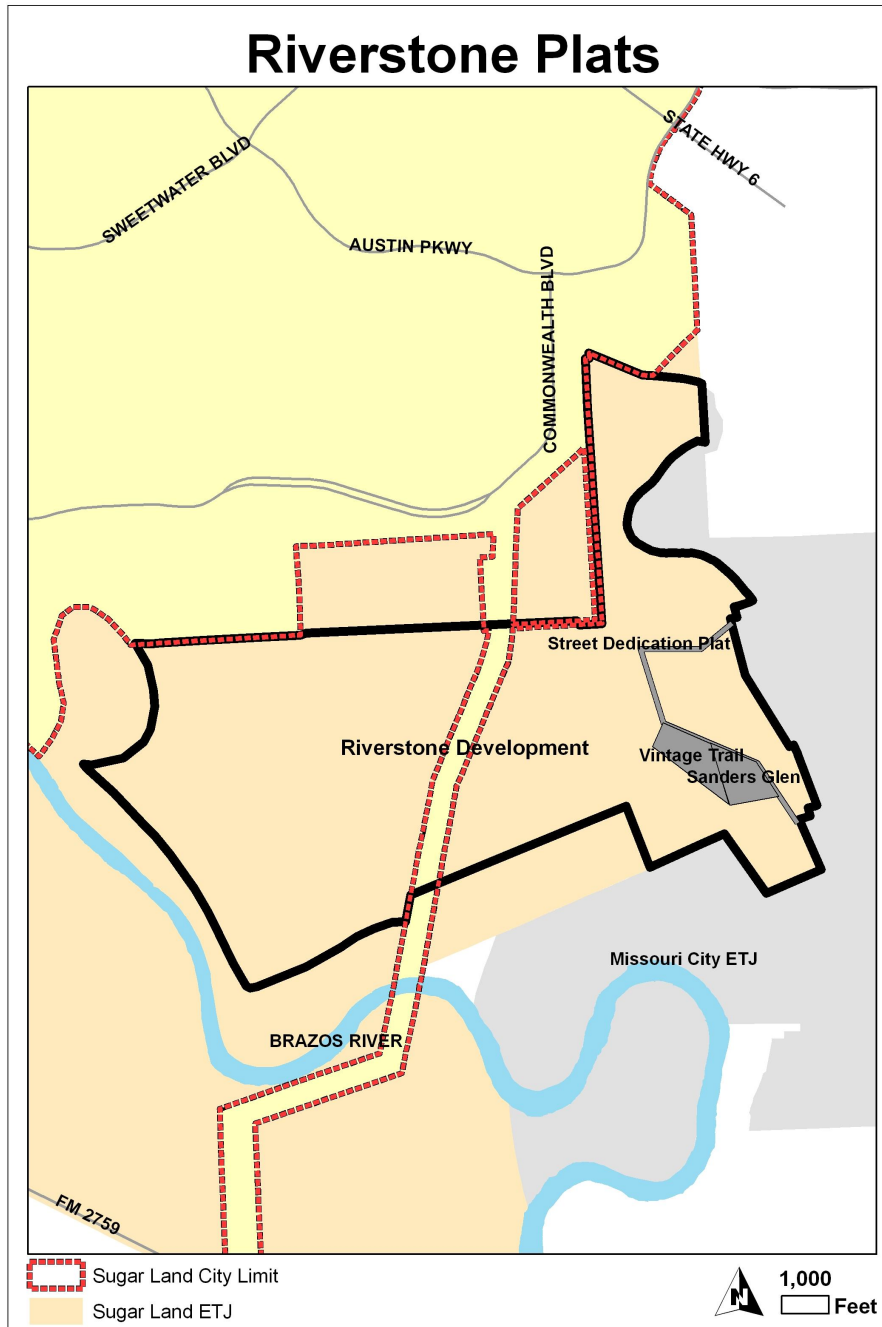
between this plat and the General Plan. Therefore, compliance with the General Plan is not as exact as the Commission normally sees. For example, in Telfair, the outline and location of streets and sections of plats can be directly shown on the approved Telfair General Plan. There has been some discussion between the developer and Planning staff of the extent to which this plat, and the two other preliminary plats on the January 8 agenda, must follow the General Plan. However, we've recognized that the determination ultimately is up to the Commission. According to the developer, an amendment to the General Plan is forthcoming, but in the interest of time and his need to respond to market demand, he has requested these three plats be approved. That amendment will reportedly more accurately reflect the street layout shown in this plat as well as the lot layout shown in the two sections following this request on your agenda.

File No. 8987

CC: Rachel Steele, [landplan@krga.com](mailto:landplan@krga.com)

## EXHIBITS

Vicinity Map:



**Proposed Street Dedication Areas**

The map shows the layout of the Riverstone Master Planned Community, including surrounding areas like Lakes of Austin Park, Heritage Colony, Colony Lakes, Pecan Manor, and Maranatha Farms. The proposed street dedication areas are highlighted in yellow and orange. The map also shows existing streets, water bodies, and various land use zones.

**LAND USE & PARCELIZATION PLAN**

**LEGEND**

**RESIDENTIAL** 1,688.87 ACRES

- SINGLE FAMILY DETACHED (R-1) 899.91 AC
- SINGLE FAMILY DETACHED 164.16 AC
- SINGLE FAMILY PLOT (R-1.2) 113.23 AC
- RESIDENTIAL GOLF VILLA (R-1.5) 15.47 AC
- CONDOMINIUM RESIDENTIAL (R-1.5.1) 8.84 AC
- MULTI-FAMILY RESIDENTIAL (R-1.5.2) 20.63 AC
- RESIDENTIAL TOWN HOME (R-1.5.3) 94.12 AC
- RESIDENTIAL COMMERCIAL (R-1.5.4) 75.37 AC
- MULTI-FAMILY COMMERCIAL (R-1.5.5) 25.75 AC

**COMMERCIAL** 99.79 ACRES

- COMMERCIAL (R-1.5.6 & R-1.5.7) 95.75 AC

**EDUCATION** 15.67 AC

- ELEMENTARY SCHOOL, 7000 STUDENT 15.67 AC

**OPEN SPACE** 974.48 ACRES

- GOLF COURSE 157.88 AC
- OPEN SPACE (Including 100' Wide Tree Canopy Buffer and 100' Wide Tree Canopy Buffer) 317.88 AC
- LAKE 36.82 AC

**UTILITIES** 123.21 ACRES

- WATER TREATMENT 54.94 AC
- WATER PLANT & LIFT STATION 3.13 AC
- WASTEWATER TREATMENT 65.04 AC

**CIRCULATION** 121.69 ACRES

- TRANSPORTATION AND COLLECTION STREETS 121.69 AC

**DRAINAGE SYSTEM** 245.83 ACRES

- WATER TREATMENT 245.83 AC

**PROJECT TOTAL** 5,179.20 ACRES

**MISSOURI CITY - SUGAR LAND C.T. LINE**

**NOTE 1**  
Any proposed dedications from the Subdivision Ordinance shall be indicated through the future submission of Planned Unit Development or other variance requests.

**NOTE 2**  
This text plan is for illustration purposes only. The plans may be amended from time to time, and future development of Riverstone should not rely on the future development of Riverstone as shown on this plan. The future development of Riverstone may include, but is not limited to, the location of existing buildings, streets, utilities and other infrastructure. The future development of Riverstone may include, but is not limited to, the location of existing buildings, streets, utilities and other infrastructure. The future development of Riverstone may include, but is not limited to, the location of existing buildings, streets, utilities and other infrastructure.

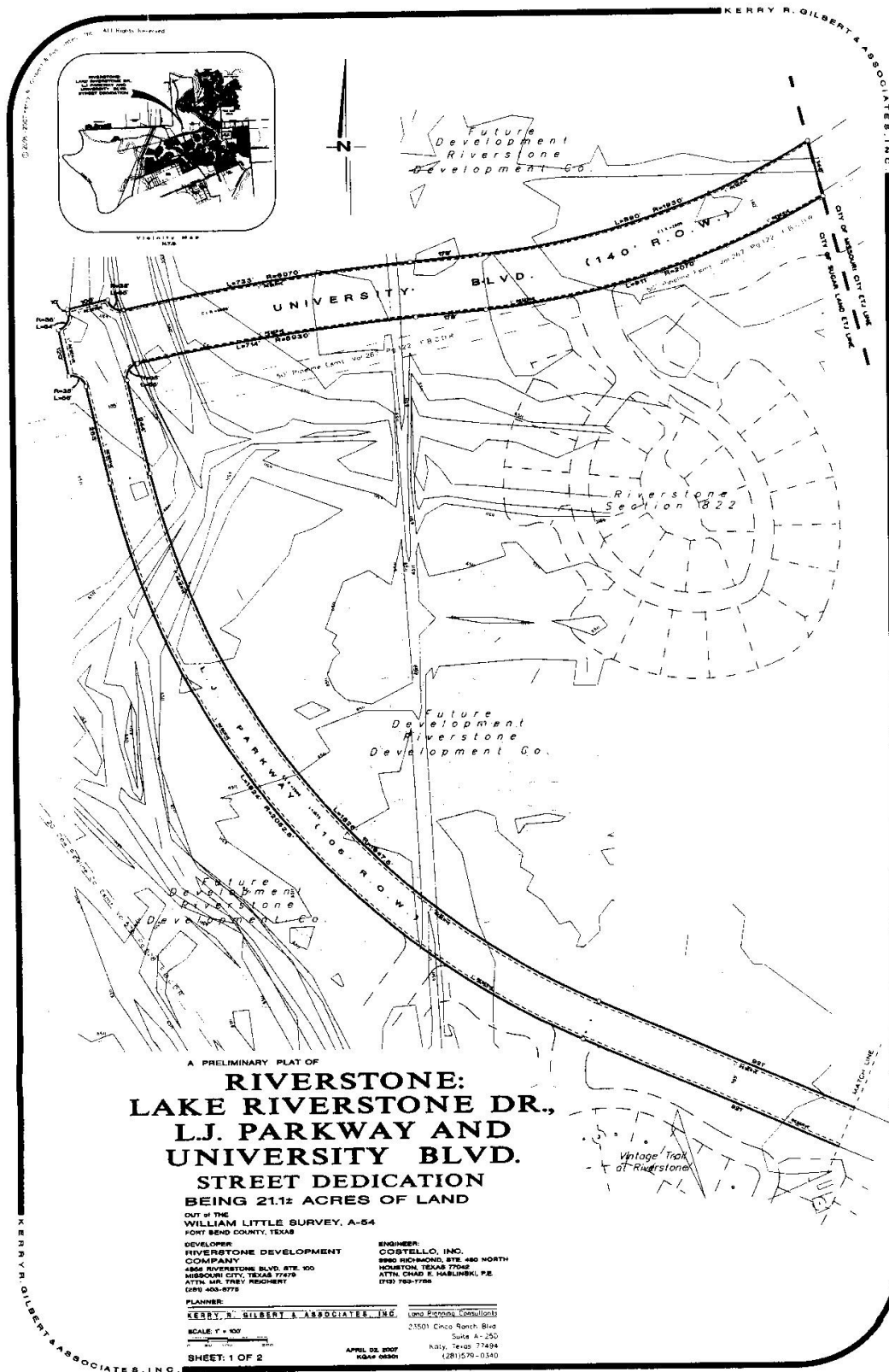
**NOTE 3**  
There shall be no lot access drives from the proposed street within the plan unless the owner of the subdivision signs the community adjacent to the street.

**NOTE 4**  
In the event that there are any discrepancies in land use between the current Plan documents, Exhibit C-3 shall govern.

SLA Studio Land Inc. Planners / Landscape Architects

ORIGINAL SCALE: 1"=100'  
DATE: September 2014, 2015

# Proposed Preliminary Plat (Sheet 1):



Sheet 2:

